



**AGENDA OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION**  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, JANUARY 21, 2010 - 3:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE DECEMBER 17, 2009 MINUTES OF THE CITY OF LEESBURG  
PLANNING COMMISSION MEETING

**OLD BUSINESS**

**1. PUBLIC HEARING CASE # 019-0-042309 – SIGN CODE AMENDMENTS**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO AMEND THE LAND DEVELOPMENT CODE CHAPTER 25 ZONING, ARTICLE VI. SIGN REGULATIONS, SECTIONS 25-422. APPLICABILITY THROUGH SECTIONS 25-425. PROHIBITED SIGNS BY REVISING THE COMPLIANCE DATES FOR NONCONFORMING SIGNS, ADDING PROVISIONS FOR LARGE MULTIPLE USE COMPLEXES AND CAMPUS SIGNAGE AND OTHER SECTIONS. **(POSTPONED UNTIL THE FEBRUARY 18, 2010 PLANNING COMMISSION MEETING)**

**2. PUBLIC HEARING CASE # 046-0-102209 - HIGHLAND LAKES WATER WELL # 2 - SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL SCALE COMP PLAN AMENDMENT TO THE FUTURE LAND USE MAP AMENDING THE FUTURE LAND USE DESIGNATION FROM COUNTY URBAN EXPANSION TO CITY INSTITUTIONAL OF APPROXIMATELY 1.11 ACRES, FOR A PROPERTY GENERALLY LOCATED EAST OF U.S HIGHWAY 27, WEST OF NEWCOMBE CIRCLE, SOUTH OF HIGHLAND LAKES BOULEVARD **(CITY COMMISSION DATES - 1<sup>st</sup> READING ON FEBRUARY 22, 2010 AND A 2<sup>ND</sup> READING ON MARCH 8, 2010**

**3. PUBLIC HEARING CASE # 048-1-102209 – HIGHLAND LAKES WATER WELL # 2 – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 1.11 +/- ACRES FROM COUNTY PUD (PLANNED UNIT DEVELOPMENT) TO CITY P (PUBLIC) TO BRING IN A CITY OWNED WATER WELL INTO THE CITY LIMITS FOR A PROPERTY GENERALLY LOCATED EAST OF U.S HIGHWAY 27, WEST OF NEWCOMBE CIRCLE, SOUTH OF HIGHLAND LAKES BOULEVARD **(CITY COMMISSION DATES - 1<sup>st</sup> READING ON FEBRUARY 22, 2010 AND A 2<sup>ND</sup> READING ON MARCH 8, 2010**

**NEW BUSINESS**

**1. PUBLIC HEARING CASE # 001-2-012110 – INDEPENDENT FREE METHODIST CHURCH DAYCARE – CONDITIONAL USE PERMIT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO GRANT A CONDITIONAL USE PERMIT IN A R-1 (LOW DENSITY RESIDENTIAL)

ZONING DISTRICT TO ALLOW THE ACCESSORY USE OF A CHILD DAYCARE AT AN EXISTING CHURCH LOCATED SOUTH OF GRIFFIN ROAD, NORTH OF WILLIAM STREET BETWEEN SUSAN STREET AND PAMELA STREET **(FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)**

2. **PUBLIC HEARING CASE # 002-2-012110 – GOOD NEWS CHURCH OF CENTRAL FLORIDA – CONDITIONAL USE PERMIT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO GRANT A CONDITIONAL USE PERMIT IN A CBD (CENTRAL BUSINESS DISTRICT) ZONING DISTRICT TO ALLOW THE USE OF A CHURCH IN A RETAIL/MEETING/EVENTS SPACE IN THE LEESBURG OPERA HOUSE LOCATED AT THE SOUTHEAST CORNER OF 5<sup>TH</sup> STREET AND W. MAIN STREET **(FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)**

3. **PUBLIC HEARING CASE # 003-3-012110 – MATTRESS WAREHOUSE – VARIANCE**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO GRANT A VARIANCE IN A C-3 (HIGHWAY COMMERCIAL) ZONING DISTRICT TO ALLOW A PROHIBITED ROOF SIGN FOR A RETAIL SPACE AT THE GATEWAY PLAZA LOCATED AT THE WEST SIDE N. 14<sup>TH</sup> STREET, ADJACENT TO CITIZENS BOULEVARD AND SHELFER STREET **(FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)**

4. **PUBLIC HEARING CASE # 004-2-012110 – HAPPY DAYS ARCADE CONDITIONAL USE PERMIT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO GRANT A CONDITIONAL USE PERMIT IN A C-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT TO ALLOW THE USE OF AN INTERNET CAFÉ/SWEEPSTAKES REDEMPTION FOR A PROPERTY THAT IS APPROXIMATELY 1 +/- ACRES LOCATED ON EAST SIDE OF N. 14<sup>TH</sup> STREET (U.S. HIGHWAY 27), WEST SIDE OF SUNSHINE AVENUE, SOUTH OF CITIZENS BOULEVARD **(FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)**

5. **PUBLIC HEARING CASE # 005-2-012110 – XTENSIVE AUTOWORX - CONDITIONAL USE PERMIT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO GRANT A CONDITIONAL USE PERMIT IN A C-3 (HIGHWAY COMMERCIAL) ZONING DISTRICT TO ALLOW THE USE OF AN INTENSIVE AUTO REPAIR FACILITY FOR A PROPERTY THAT IS APPROXIMATELY .51 +/- ACRES LOCATED ON THE SOUTHEAST CORNER OF S. 14<sup>TH</sup> STREET (U.S. HIGHWAY 27) AND VINE STREET **(FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)**

6. **ELECTION OF THE 2010 CHAIRPERSON AND CO-CHAIRPERSON OF THE PLANNING COMMISSION**

**ANNOUNCEMENTS**

1. **THE NEXT SCHEDULED MEETING OF THE LEESBURG PLANNING COMMISSION IS FEBRUARY 18, 2010.**

## **ADJOURNMENT**

**NOTICE: "F.S.S. 286.01 PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 352.728.9740, 48 HOURS IN ADVANCE OF THE MEETING.**

F.S.S. 286.0105 – “If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” The City of Leesburg does not provide this verbatim record.